



Derby Road,  
Beeston,  
NG9 2TG

**£800,000 Freehold**





Tucked away just off Derby Road, this stylish detached property offers the perfect blend of comfort and modern living. With four bedrooms, and two en-suites, this property is ideal for families or professionals seeking their next home.

The house features a sleek, versatile reception space, perfect for entertaining guests or enjoying a quiet evening with the family. The layout is thoughtfully designed, allowing for both privacy and cosiness, all while giving an open plan feel.

The front of the property offers a block paved driveway with ample off-road parking for multiple cars, leading to a double integral garage. The private, enclosed garden is primarily lawned with a decked seating area and bar space.

This exclusive, private drive set back from Derby Road, offers easy access to a wide range of amenities, schools (the Nottingham High schools, Trent College) and communication networks. Beeston town centre offers a raft of amenities, supermarkets (Sainsbury's, Tesco, Lidl) , retail outlets, bars, restaurants and many other facilities. The Queens Medical Centre (QMC), Boots & Nottingham University are only a few minutes drive away. Excellent transport links include J25 of the M1, East Midlands airport, train stations at Beeston, Nottingham, East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Don't miss the chance to make this unique property your new home.



### Entrance Hall

Composite door through to the entrance hall with oak flooring and motion sensor light fitting.

### Lounge

22'3" x 24'10" (6.79 x 7.59)

Large reception room, with oak wood flooring, three radiators and UPVC double glazed bi-fold doors leading out to the garden.

### Dining Room

14'9" x 10'4" (4.51 x 3.16)

Second reception room, with oak wood flooring, radiator, UPVC double glazed window to the side aspect and French doors out to the garden.

### Kitchen

12'11" x 15'8" (3.94 x 4.78)

A L shape kitchen fitted with a range of wall, base and drawer units with work surfacing over, mirrored splashbacks, one and half bowl sink and drainer unit with mixer tap, inset five ring gas hob with extractor fan above and integrated electric double oven, fridge, freezer and dishwasher. Access to a large under stairs utility cupboard housing a freestanding washing machine and dryer.

### Study

11'5" x 9'1" (3.48 x 2.77)

A versatile room, with oak wood flooring, radiator and UPVC double glazed window to the side aspect.

### Cloakroom

Low flush WC and wash-hand basin with part tiled walls and wall mounted heated towel rail.

### First Floor Landing

A carpeted landing space, with loft access.

### Bedroom One

19'3" x 15'9" (5.87m x 4.80m)

Accessed by its on spiral staircase, a generous double bedroom, with carpet flooring, radiator and UPVC double glazed window to the rear aspect.

### En-suite

A four-piece suite comprising: a freestanding bath, walk in

rainfall effect shower over and further shower handset, wash hand basin and vanity unit and low flush WC, part tiled walls, wall mounted heated towel rail, spotlights in the ceiling, and UPVC double glazed window to the front aspect.

### Bedroom Two

18'6" x 15'7" (5.64 x 4.75)

Double bedroom, with laminate flooring, radiator, three sky light windows and UPVC double glazed window to the side aspect.

### En Suite

A four-piece suite comprising: freestanding bath, corner mains shower, wash-hand basin inset vanity unit and low flush WC, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the side aspect.

### Bedroom Three

12'0" x 15'5" (3.66 x 4.71)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Four

13'3" x 15'3" (4.06 x 4.67)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bathroom

A three piece suite comprising pedestal wash-hand basin, walk in mains controlled shower, low flush WC, part tiled walls and wall mounted heated towel rail.

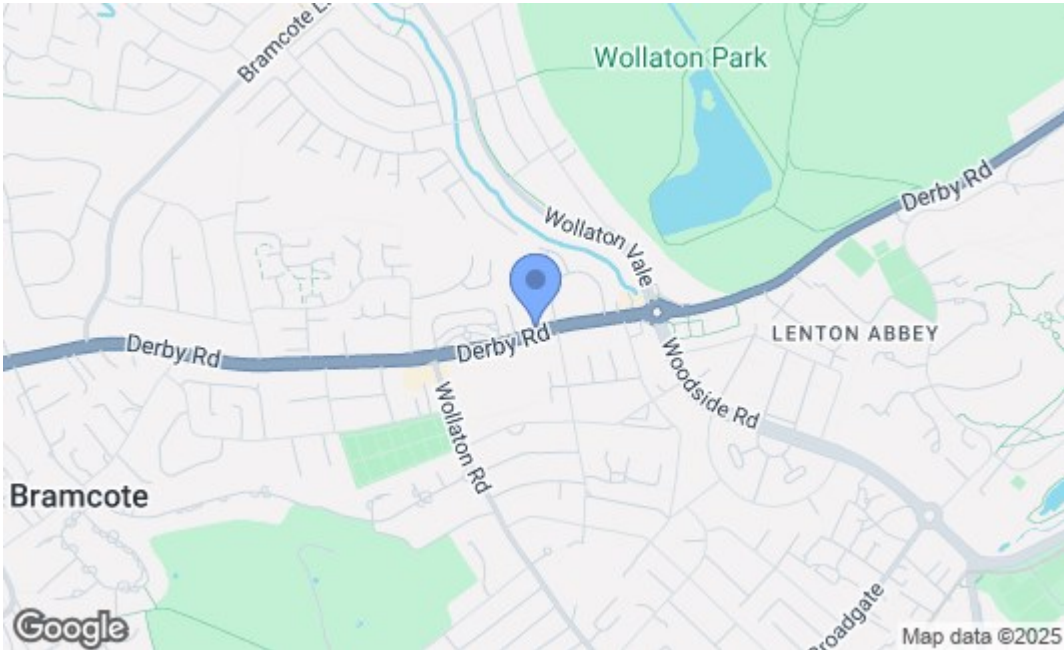
### Outside

To the front of the property is a block paved driveway with ample off-road parking for multiple cars leading to an integral garage and the gated side access. The enclosed rear garden is primarily lawned with a decked seating area, bar and hedged boundaries.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.